

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
February 22, 2020
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. January 19, 2021

RULES FOR CONDUCTING PUBLIC HEARINGS

Emailed or submitted public comments will no longer be read aloud during the public comment period for each item on the agenda. Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc> (comments submitted via email/form to the commission members will not be read aloud at the meeting).

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

2. **PA-2-21 10225 Jefferson Highway** To amend the Comprehensive Land Use Plan from on property located on the northeast corner of the intersection of Jefferson Highway and Bea Drive, on Lot 25 of Jefferson Heights Subdivision. Section 70, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#) **Related to Case 3-21**
3. **Case 3-21 10225 Jefferson Highway (Deferred from January 19 by the Planning Director)** To rezone from Single Family Residential (A1) to Light Commercial One (LC1) on property located on the northeast corner of the intersection of Jefferson Highway and Bea Drive, on Lot 25 of Jefferson Heights Subdivision. Section 70, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#) **Related to PA-2-21**
4. **Case 4-21 9783 Greenwell Springs Road** To rezone from Light Commercial One (LC1) to Neighborhood Commercial (NC) on property located on the [Application](#)
5. **Case 6-21 9200 -9300 Pecue Lane** To rezone from Heavy Commercial (C2) to Commercial Warehousing Three (CW3) on property located on the [Application](#)
6. **ISPUD-4-21 Equestrian Court Residential Complex** [Application](#)
7. **PUD-1-21 Eliza Garden** [Application](#)
8. **RV-1-21 Shadows Bend Drive Revocation** Proposed revocation of a public street right-of-way to dedicate as a private street, within the Highland Shadows Subdivision (Council District 12 - Racca)
9. **RV-2-21 The Cloister** Proposed revocation of a 40 foot public drainage right-of-way, between Lot 1 of the Cloister Subdivision, 1st Filing and Lot 28 of Jefferson Place, 1st Filing (Council District 11 - Adams)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

10. **SPUD-2-19 Valencia Park, Revision 1** Revise an existing SPUD for the internal rearrangement of parking, located south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Tract A of Suburb Gracie Subdivision, Square 10. Section 71, T7S, R1W, GLD, EBRP (Council District 10 – Coleman) [Application](#)
11. **PUD-5-04 Phase 5, Pelican Lakes, Final Development Plan**
Proposed low density single family residential use on property located on the west side of Burbank Drive and north of Pelican Lakes Parkway, on Tract B-1-A-2-A of the T.P. Stuckey Tract Property. Section 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet) [Application](#)

12. **PUD-4-12 Shoot Point Blank Final Development Plan, Greens at Millerville** Indoor firing/shooting range with educational center and club
[Application](#)
13. **TND-1-07 Extension of Belfluer Street, Rouzan Final Development Plan**
[Application](#)
14. **S-1-21 Knoll Creek** Proposed major subdivision located east of Bankers Lane, and north of George O'Neal Road, on Tract 2-A-1-A-1 of the Donald Gomez Property (Council District 9 - Hudson)
[Application](#)
15. **SS-2-21 Joann Johnson & Carolyn Phares Tract** Proposed small subdivision with a private street located west of Liberty Road, and south of Peairs Road, on Tract A of the Joann Johnson and Carolyn Phares Tract (Council District 1 - Noel)
[Application](#)
16. **SP-4-21 Distribution Center** Proposed distribution center located north of Florida Boulevard, and east of Airline Highway, on Tract JC-1, Goudchaux Site, Wilson's Site, Developer's Site, Mervyn's Site, Dillard Site and Sears Site of Cortana Mall (Council District 6 – Dunn, Jr.)
[Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN